

BOARD OF ZONING ADJUSTMENT
CORRECTED PUBLIC HEARING NOTICE
TUESDAY, NOVEMBER 25, 2003
SECOND FLOOR HEARING ROOM, SUITE 220-S
441 4TH STREET, N.W.
WASHINGTON, D.C. 20001

TO CONSIDER THE FOLLOWING: The Board of Zoning Adjustment will adhere to the following schedule, but reserves the right to hear items on the agenda out of turn.

9:30 A.M. TO 12:00 P.M. MORNING SESSION
1:00 P.M. TO 6:00 P.M. AFTERNOON SESSION

A.M.

WARD THREE

17073 **Application of PSD Trust**, pursuant to 11 DCMR § 3104.1, for a
ANC-3C special exception to allow an addition to a single-family dwelling
under section 223, not meeting the side yard requirements (section
405) in the TSP/R-1-A District at premises 2740 32nd Street, N.W.
(Square 2119, Lot 18).

WARD TWO

17074 **Application of Deborah Gelin**, pursuant to 11 DCMR § 3104.1,
ANC-2E for a special exception to allow a rear addition to a single-family
semi-detached dwelling under section 223, not meeting the lot
occupancy requirements (section 403) rear yard requirements (404)
and nonconforming structure provisions (subsection 2001.3) in the
R-3 District at premises 1404 29th Street, N.W. (Square 1258, Lot
809).

WARD ONE

17076 **Application of Jubilee Housing, Inc.**, pursuant to 11 DCMR §
ANC-1C 3103.2, for a variance from the off-street parking requirements under
subsection 2101.1, and pursuant to 11 DCMR § 3104.1, a special
exception for a child development center (before and after school
program) under section 205, in the R-5-B District at premises 1630
and 1650 Fuller Street, N.W., 1631 Euclid Street, N.W. and 2550
Mozart Place, N.W. (Square 2576, Lots 62, 63, 804, and 809).

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P.M.

WARD SEVEN

17077 **Application of Eugene D. Myers (New Beginnings Christian
ANC-7C Fellowship, Inc.),** pursuant to 11 DCMR § 3103.2, for a variance
from the off-street parking requirements under subsection 2101.1,
for a church in the C-1 District at premises 4421 Sheriff Road, N.E.
(Square 5126, Lots 824, 826, and 828).

WARD SIX

17078 **Application of TC MidAtlantic Development Inc. on behalf of
ANC-6C Avalon Bay Communities, Inc. and Ruby Restaurant, Inc.**
pursuant to 11 DCMR § 3104.1, for a special exception from the
roof structure requirements in order to permit the development of a
ten-story office building with ground floor retail in the DD/C-2-C
District pursuant to section 411 and subsection 770.6, at premises
777 6th Street, N.W. (Square 486, Lots 10, 11, 12, 13, 36, 804, 805,
806, 807 and 808).

PLEASE NOTE:

Failure of an applicant or appellant to appear at the public hearing will subject the application or appeal to dismissal at the discretion of the Board.

Failure of an applicant or appellant to be adequately prepared to present the application or appeal to the Board, and address the required standards of proof for the application or appeal, may subject the application or appeal to postponement, dismissal or denial.

The public hearing in these cases will be conducted in accordance with the provisions of Chapter 31 of the District of Columbia Municipal Regulations, Title 11, and Zoning. Pursuant to Subsection 3117.4 of the Regulations, the Board will impose time limits on the testimony of all individuals.

Individuals and organizations interested in any application may testify at the public hearing or submit written comments to the Board. Individuals and organizations wishing party status in any case before the Board must request that

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status and should do so in writing not less than fourteen (14) days prior to the date set for the public hearing on the particular application in accordance with Subsection 3106.2. All requests and comments should be submitted to the Board through the Director, Office of Zoning, 441 4th Street, NW, Suite 210, Washington, D.C. 20001. Please include the case number on all correspondence. FOR FURTHER INFORMATION, CONTACT THE OFFICE OF ZONING AT (202) 727-6311.

GEOFFREY H. GRIFFIS, CHAIRPERSON, CURTIS L. ETHERLY, JR., VICE CHAIRPERSON, RUTHANNE G. MILLER, DAVID A. ZAIDAIN, AND A MEMBER OF THE ZONING COMMISSION ----- BOARD OF ZONING ADJUSTMENT, BY JERRILY R. KRESS, FAIA, DIRECTOR.

PHN 11/25/03 rsn

BOARD OF ZONING ADJUSTMENT
CORRECTED PUBLIC HEARING NOTICE
TUESDAY, DECEMBER 16, 2003
SECOND FLOOR HEARING ROOM, SUITE 220-S
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A.M.

WARD SIX

17091 **Application of John D. Echeverria**, pursuant to 11 DCMR §
ANC-6A 3104.1, for a special exception to allow a third floor bathroom
addition to an existing single-family row dwelling under section 223,
in the R-4 District at premises 1016 Massachusetts Avenue, N.E.
(Square 965, Lot 41).

WARD EIGHT

17093 **Application of Paramount Baptist Church**, pursuant to 11 DCMR
ANC-8E § 3103.2, for a variance from the floor area ratio requirements under
section 402, and a variance from the off-street parking requirements
under subsection 2101.1, to construct an addition to a church in the
R-5-A District at premises 3924 4th Street, S.E. (Square 6154, Lots
57, 58, 65, 68, 806, and 818).

WARD FOUR

**THIS APPLICATION WAS CONTINUED FROM THE SEPTEMBER 30,
2003, PUBLIC HEARING SESSION:**

17059 **Application of Sam Homes, LLC**, pursuant to 11 DCMR § 3103.2,
ANC-4A for a variance from the minimum lot area and lot width requirements
under section 401, to allow the construction of two single family
detached dwellings in the SSH (Sixteenth Street Heights)/R-1-B

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District at premises 1340 and 1342 Montague Street, N.W. (Square 2796, Lot 46).

P.M.

WARD THREE

17066 **Appeal of Judy and Clarke Brinckerhoff, et al**, pursuant to 11
ANC 3E DCMR §§ 3100 and 3101, from the administrative decision of the
 Zoning Administrator in the issuance of Building Permit No.
 B452591, dated June 26, 2003, to John Walsh and Linda Jewell, for
 the construction of a rear addition to an existing single-family
 detached dwelling. Appellant alleges that the Zoning Administrator
 erred by issuing the building permit without correctly applying the
 requirements of section 405 (side yard setback) and subsection
 2001.3 (nonconforming structure provisions). The R-1-B zoned
 subject premises is located at 4624 Brandywine Street, N.W. (Square
 1548, Lot 21).

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PHN 12/16/03 rsn